



**TRENK, DiPASQUALE,
DELLA FERA & SODONO, P.C.**
347 Mt. Pleasant Avenue, Suite 300
West Orange, NJ 07052
(973) 243-8600
Anthony Sodono, III
Sari B. Placona
*Counsel to Toz-Bel, LLC, Debtor/
Debtor-in-Possession*

Order Filed on March 6, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In re:	Chapter 11
JUROMA PROPERTIES, LLC,	Case No. 16-17985 (VFP)
	Jointly Administered
Debtor.	

CONSENT ORDER RESOLVING RAMONA HINSON'S PROOF OF CLAIM

The relief set forth on the following pages is hereby **ORDERED**.

DATED: March 6, 2017

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".

Honorable Vincent F. Papalia
United States Bankruptcy Judge

This consent order (the “Consent Order”) is entered into by and between Toz Bel, LLC (“Debtor” or “Toz Bel”), by and through its counsel, Trenk, DiPasquale, Della Fera & Sodono, P.C. (“TD”) (Anthony Sodono, III, Esq.), and Ramona Hinson (“Hinson”), by and through her counsel, Hack Piro O’Day Merklinger Wallace & McKenna (Patrick M. Sages, Esq.) (Toz Bel and Hinson are collectively referred to as the “Parties”). The Parties hereby stipulate and agree as follows:

WHEREAS, on March 22, 2016, Toz Bel filed a voluntary petition for relief pursuant to the provisions of Chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101, *et seq.*, in the United States Bankruptcy Court for the District of New Jersey at Case No. 16-15415 (VFP) (the “Bankruptcy Case”); and

WHEREAS, on March 22, 2016, Julio B. Maldonado and Rosa I. Chacon Molina (“Maldonado”) filed a voluntary petition for relief pursuant to the provisions of Chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101, *et seq.*, in the United States Bankruptcy Court for the District of New Jersey at Case No. 16-15398 (VFP); and

WHEREAS, on April 26, 2016, Juroma Properties (“Juroma”) filed a voluntary petition for relief pursuant to the provisions of Chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101, *et seq.*, in the United States Bankruptcy Court for the District of New Jersey at Case No. 16-17985 (VFP); and

WHEREAS, on July 15, 2016, the Court ordered the Bankruptcy Case to be jointly administered with the bankruptcy cases of Juroma and Maldonado under Case No. 16-17985 (the “Lead Case”) (Docket No. 103).

WHEREAS, pre-petition, on February 4, 2014, Hinson obtained an Order for Judgment against Toz Bel, Juroma, and Maldonado in the Superior Court of New Jersey, Law Division,

Essex County bearing docket number L-9409-12 (the “Judgment”). The Judgment is in the amount of \$336,765.50 and docketed as J-029327-14; and

WHEREAS, on May 19, 2016, Hinson filed a proof of claim in the Bankruptcy Case and in the Lead Case each for \$336,765.50 (the “Claim”); and

WHEREAS, the Parties desire to resolve and remove the Judgment against Toz Bel and against certain property owned by Juroma and utilized by Toz Bel for business operations; such property is located at 14 Belmont Avenue, Belleville, New Jersey (the “Property”); and

NOW, THEREFORE, specifically relying on the foregoing recitals and in consideration of the mutual promises and covenants contained herein, the Parties hereby stipulate and agree as follows:

1. The Judgment on the Property be and hereby is released pursuant to a Release of Real Property from Judgment attached as Exhibit “A.”

2. Hinson’s Claim in the Bankruptcy Case by Debtor, Toz Bel, Case No. 16-15415 (VFP) is fixed and allowed for \$23,555.97 as an allowed secured claim (“Secured Claim”).

3. Hinson’s Claim in the Bankruptcy Case by Debtor, Toz Bel, Case No 16-15415 (VFP) is fixed and allowed for \$313,209.53 as an allowed general unsecured claim (“Unsecured Claim’). The Unsecured Claim will be treated in the Debtor’s, Toz Bel’s plan of reorganization in accordance with other allowed general unsecured claims.

4. Hinson’s Secured Claim and Unsecured Claim shall be incorporated into Toz Bel’s plan of reorganization.

5. Hinson shall support and vote in favor of the Debtor, Toz Bel’s plan of reorganization or liquidation.

6. The above Agreement shall have no effect on Hinson's Claims in the Debtors, Maldonado's Bankruptcy Case No. 16-15398(VFP), and Debtor, Juroma's Bankruptcy Case No. 16-17985 (VFP).

7. The recitals and prefatory phrases and paragraphs set forth above are hereby incorporated in full, and made a part of, this Consent Order.

8. This Consent Order may be executed in duplicate original counterparts, each of which shall constitute an original and all of which shall constitute a single memorandum. Execution by a party of a signature page hereto shall constitute due execution and shall create a valid, binding obligation of the party so signing, and it shall not be necessary or required that the signatures of all parties appear on a single signature page hereto. It shall not be necessary, in making proof of the Consent Order, to produce or account for more than one (1) counterpart.

9. A facsimile or PDF signature on this Consent Order shall be deemed to be an original signature for all purposes.

10. The Parties hereto shall execute and deliver such other and further documents and perform such other and further acts as may be reasonable, necessary and/or customary in order to consummate the transactions contemplated by this Consent Order.

The Parties below have executed and delivered this Consent Order as of the date written below.

**WE HEREBY CONSENT TO THE FORM
AND ENTRY OF THE WITHIN ORDER:**

**TRENK, DiPASQUALE,
DELLA FERA & SODONO, P.C.
*Attorneys for Toz Bel, LLC***

By: /s/ Anthony Sodono, III
ANTHONY SODONO, III

Dated: January 31, 2017

**HACK PIRO O'DAY MERKLINGER
WALLACE & MCKENNA
*Attorneys for Ramona Hinson***

By: /s/ Patrick M. Sages
PATRICK M. SAGES

Dated: January 31, 2017

In re:
Juroma Properties, LLC
Toz-Bel, LLC
Debtors

Case No. 16-17985-VFP
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 3

Date Rcvd: Mar 06, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 08, 2017.

db +Juroma Properties, LLC, 81 Manchester Place, Newark, NJ 07104-1703
db +Toz-Bel, LLC, 14 Belmont Avenue, Belleville, NJ 07109-1014
aty +Scura, Mealey, Wigfield & Heyer, 1599 Hamburg Turnpike, Wayne, NJ 07470-4093

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

cr* +Toz-Bel, LLC, 14 Belmont Avenue, Belleville, NJ 07109-1014
intp* +Toz-Bel, LLC, 14 Belmont Avenue, Belleville, NJ 07109-1014

TOTALS: 0, * 2, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 08, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 6, 2017 at the address(es) listed below:

Adam D. Greenberg on behalf of Creditor PFS Financial 1, LLC agreenberg@hgllclaw.com, Aholmes@hgllclaw.com
Anthony Sodono, III on behalf of Debtor Toz-Bel, LLC asodono@trenklawfirm.com
Anthony Sodono, III on behalf of Attorney Trenk DiPasquale Della Fera & Sodono, P.C. asodono@trenklawfirm.com
Anthony Sodono, III on behalf of Attorney Trenk DiPasquale Della Fera & Sodono, PC asodono@trenklawfirm.com
Anthony Sodono, III on behalf of Interested Party Toz-Bel, LLC asodono@trenklawfirm.com
Anthony Sodono, III on behalf of Creditor Toz-Bel, LLC asodono@trenklawfirm.com
Cassandra C. Norgaard on behalf of Creditor Tozzo Belmont Inc. cnorgaard@norgaardfirm.com, sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com
David E. Sklar on behalf of Debtor Juroma Properties, LLC dsklar@scuramealey.com, ecfbkfilings@scuramealey.com;cbalala@scuramealey.com;ascolavino@scuramealey.com
David L. Stevens on behalf of Debtor Juroma Properties, LLC dstevens@scuramealey.com, cbalala@scuramealey.com;ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;ascolavino@scuramealey.com
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Francesca Ann Arcure on behalf of Creditor Toyota Motor Credit Corporation nj_ecf_notices@buckleyadole.com
John O'Boyle on behalf of Creditor Tozzo Belmont Inc. joboyle@norgaardfirm.com, sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com
John J. Scura, III on behalf of Debtor Juroma Properties, LLC jscura@scuramealey.com, cbalala@scuramealey.com;ecfbkfilings@scuramealey.com;ascolavino@scuramealey.com;dsklar@scuramealey.com
John J. Scura, III on behalf of Interested Party Juroma Properties, LLC jscura@scuramealey.com, cbalala@scuramealey.com;ecfbkfilings@scuramealey.com;ascolavino@scuramealey.com;dsklar@scuramealey.com
John Philip Schneider on behalf of Creditor WELLS FARGO BANK, NA nj.bkecf@fedphe.com
John R. Morton, Jr. on behalf of Creditor Ally Financial mortonlaw.bcraig@verizon.net, donnal@mortoncraig.com;mhazlett@mortoncraig.com
John R. Morton, Jr. on behalf of Creditor Wells Fargo Bank, N.A., d/b/a Wells Fargo Dealer Services mortonlaw.bcraig@verizon.net, donnal@mortoncraig.com;mhazlett@mortoncraig.com
Joseph M. Shapiro on behalf of Debtor Julio B. Maldonado jshapiro@middlebrookssapiro.com
Joseph M. Shapiro on behalf of Creditor Rosa I. Chacon Molina jshapiro@middlebrookssapiro.com
Joseph M. Shapiro on behalf of Creditor Julio B. Maldonado jshapiro@middlebrookssapiro.com

District/off: 0312-2

User: admin
Form ID: pdf903

Page 2 of 2
Total Noticed: 3

Date Rcvd: Mar 06, 2017

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Joseph M. Shapiro on behalf of Joint Debtor Rosa I. Chacon Molina
jshapiro@middlebrooksshapiro.com
Karl J. Norgaard on behalf of Creditor Tozzo Belmont Inc. knorgaard@norgaardfirm.com,
sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com
Melinda D. Middlebrooks on behalf of Interested Party Rosa I. Chacon Molina
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Debtor Julio B. Maldonado
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Joint Debtor Rosa I. Chacon Molina
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Interested Party Julio B. Maldonado
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Michael E. Blaine on behalf of Creditor Lakeview Loan Servicing LLC, by its servicing agent
M&T Bank mblaine@schillerknapp.com,
tshariff@ecf.courtdrive.com;tshariff@schillerknapp.com;kcollins@schillerknapp.com
Michael Frederick Dingerdissen on behalf of Creditor WELLS FARGO BANK, NA nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, NA nj.bkecf@fedphe.com
Robert P. Saltzman on behalf of Creditor Nationstar Mortgage LLC dnj@pbslaw.org
Sari Blair Placona on behalf of Creditor Toz-Bel, LLC splacona@trenklawfirm.com
Sari Blair Placona on behalf of Debtor Toz-Bel, LLC splacona@trenklawfirm.com
Steven P. Kelly on behalf of Creditor Nationstar Mortgage LLC skelly@sterneisenberg.com,
bkecf@sterneisenberg.com
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 34